

DEPARTMENT OF PLANNING AND ZONING

DATE: March 9, 2015

TO: Beauregard Urban Design Advisory Committee

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SUBJECT: DSUP #2014-00012 – Goodwin House

SUMMARY OF PROJECT

Project Evolution

Goodwin House, LLC received approval by City Council in January to construct a 5-story building in the north east corner of their existing site at 4800 Fillmore Avenue. This is the first expansion for the elderly care facility since the mid-1990s. Goodwin House also received a re-zoning as part of this approval from RC (High-Density Apartment) and the RA (Multi-Family) zone districts to CDD (Coordinated Development District) pursuant to the Beauregard Small Area Plan. The newly created CDD #23 zone district will be implemented in several phases and includes two new buildings and an addition. The project before you is the first phase consisting of a 87,000 gross sq ft building.

STAFF ANALYSIS

Revised Façade

Goodwin House, LLC indicated at the November 2014 BDAC meeting that they were exploring the feasibility of including underground parking with the phase 1 building. It was determined at that meeting that if the project went forward with this option it would need to be reviewed again by the BDAC because it would impact a small portion of the western façade. The project team has since decided to include the underground parking option, and has provided an updated perspective and elevation of the impacted façade for BDAC review.

Attachment 1 shows the revisions to the western façade compared to the previous version. These changes are a result of the inclusion of the underground parking. Staff is supportive of the proposed change for several reasons. The new design retains the same amount of glass, but it has shifted towards the corner, creating a union with the glassy passageway between the new

building and the existing “L-shaped” building. Additionally, the canopy overhang has been extended to the edge of the new building, whereas before it terminated before the windows. This allows for additional outdoor seating opportunities that are protected from rain and sun exposure. The horizontal brick running bond pattern has also been retained on the façade, which provides differentiation of the base from the top floors. Overall, staff believes the changes enhance not only the view of this important entry to the building, but also the functionality of the space as a pick-up and drop-off area.

Attachments:

- 1 – Perspective (Previous & Revised)
- 2 – Previous West Elevation
- 3 – Revised West Elevation
- 4 – Beauregard Small Area Plan Map
- 5 – Aerial of site

Attachment 1: Perspective (Previous & Revised)

Goodwin House Alexandria

Entry Court Alternative



GH
GOODWIN HOUSE
ALEXANDRIA
Perkins Eastman

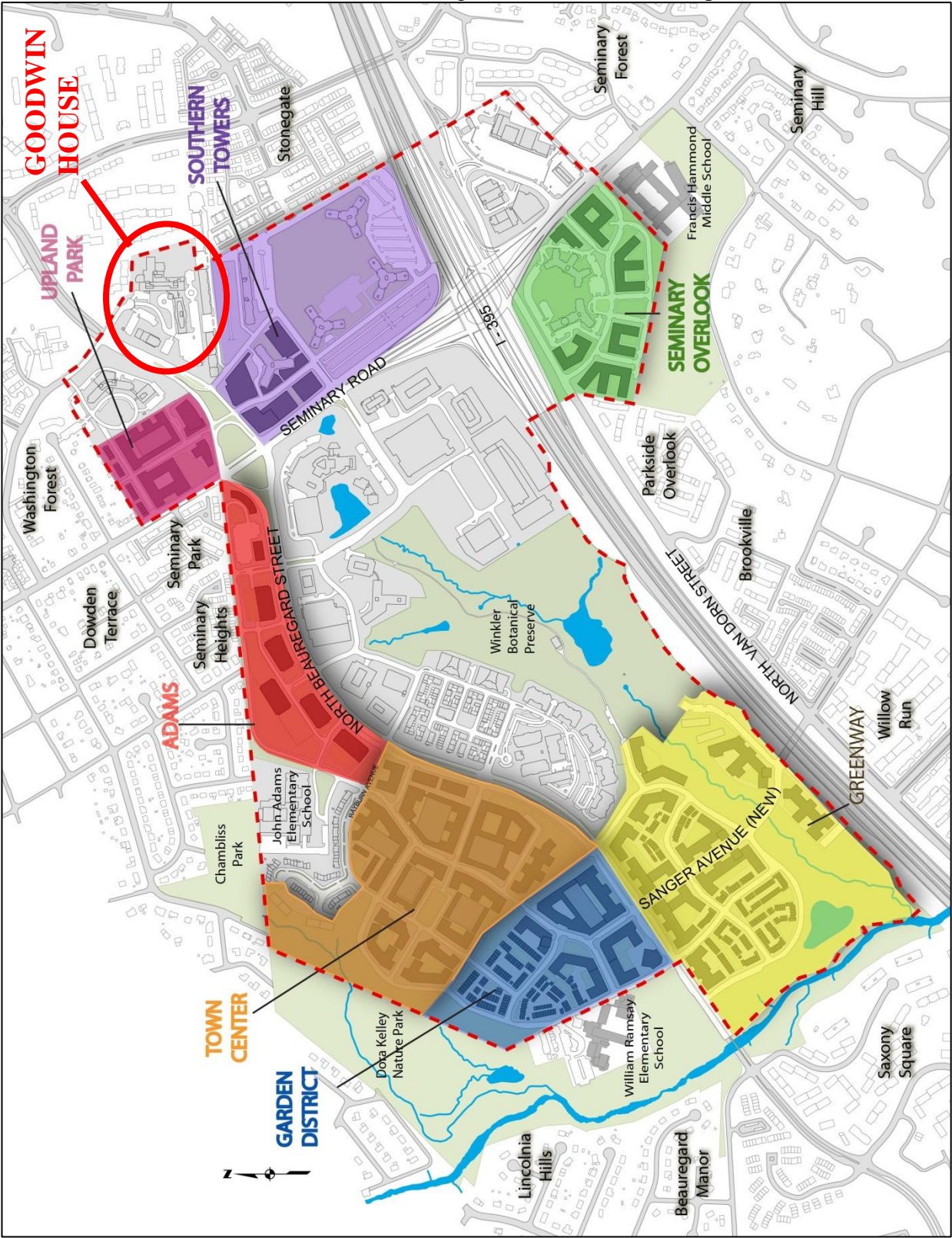
Attachment 2: Previous West Elevation



Attachment 3: Revised West Elevation



Attachment 4: Beauregard Small Area Plan Map



Attachment 5: Aerial of existing Goodwin House site

